

B-3877

MAGI #0438772504

# HISTORIC PRESERVATION CERTIFICATION

## APPLICATION — PART 1

(Pursuant to the Tax Reform Act of 1976)

Instructions: Applicant should read the instructions carefully before completing application. No Certification may be made unless a completed application form has been received (P.L. 94-455). Use typewriter or print clearly in dark ink to complete the application form. If additional space is needed to complete Part 1, use the reverse side or a separate plain sheet of paper clearly indicating the owner's name and mailing address. Part 1 of this application may be completed and sent to the appropriate State Historic Preservation Officer at any time during the year, and may be sent separately or with Part 2.

### PART 1 EVALUATION OF SIGNIFICANCE

1. NAME OF PROPERTY: \_\_\_\_\_  
Address of property Street 1729 West Lombard Street  
City Baltimore County \_\_\_\_\_ State Maryland Zip Code 21223  
Name of historic district in which property is located Union Square Historic District; Baltimore City District;  
6/2/70 & 11/17/77; National Register Nomination in process

2. DESCRIPTION OF PHYSICAL APPEARANCE:  
(see instructions for map and photograph requirements—use reverse side if necessary)

SEE ATTACHED SHEETS

3. STATEMENT OF SIGNIFICANCE:  
(use reverse side if necessary)

SEE ATTACHED SHEETS

Date of construction (if known) 1872-1873 ☒ Original site ☐ Moved Date of alterations (if known): early 20th century

4. NAME AND MAILING ADDRESS OF OWNER:  
Name Union Square Associates  
Street 13 S. Carrollton Avenue  
City Baltimore State \_\_\_\_\_ Zip Code 21223  
Telephone Number (during day) Area Code (301) 539-2552

I hereby attest that the information I have provided is to the best of my knowledge correct, and that I am owner of the property described above

Signature Barbara Hoff Date \_\_\_\_\_  
Prepared by Barbara Hoff, Dalsemer, Catzen and Associates, Inc.  
14 Light Street, Baltimore, Maryland 21202 (301) 837-3691

#### For office use only

The structure described above is included within the boundaries of the National Register historic district and ☒ contributes ☐ does not contribute to the character of the district

The structure ☒ appears ☐ does not appear to meet National Register Criteria for Evaluation (36 CFR 60.6) and ☐ will likely ☐ will not be nominated to the National Register in accord with the Department of the Interior procedures (36 CFR 60)

The structure is located in a district which ☒ appears ☐ does not appear to meet National Register Criteria for Evaluation (36 CFR 60.6) ☐ will likely ☐ will not be nominated to the National Register in accord with Department of the Interior procedures (36 CFR 60) and ☐ appears ☐ does not appear to contribute to the character of said district

Signature [Signature] Date 7-29-82  
State Historic Preservation Officer

This property has been evaluated according to the criteria and procedures set forth by the Department of the Interior (36 CFR 67) and, if subject to depreciation under Section 167 of the Internal Revenue Code of 1954

It is hereby certified a historic structure ☐ does not contribute to the character of the historic district and does not merit certification as a historic structure. Reasons given on the attached sheet

Signature \_\_\_\_\_ Date \_\_\_\_\_  
Keeper of the National Register

## HISTORIC PRESERVATION CERTIFICATION APPLICATION--PART I

Name/address of Property: 1729 West Lombard Street, Baltimore, MD 21223Name/address of Owner: Union Square Associates15 S. Carrollton Avenue, Baltimore, MD 21202Telephone (301)837-3691Prepared by: Barbara Hoff, Dalsamer, Catzen and Associates, Inc.121 Water Street, Baltimore, MD 21202Telephone: (301)837-3691DESCRIPTION OF PHYSICAL APPEARANCE

1729 West Lombard Street located in the Union Square Historic district in Baltimore, is a rowhouse sharing the typical style, proportions, scale, and materials of the district in general. An Italianate style structure, it is three bays wide and three stories high, with a shed roof, a rectangular plan, and a back building. The facade is built of painted running bond brick. (Photos 1,2,4)

The house rests over a raised basement having two light, wood awning windows in the central and west bays with stone sills and a metal screen in front. Above these openings, there is a four course brick belt course. The east bay contains marble steps to the main door. (Photo 2)

This door has a segmental arch opening, plain wood surround, multi light wood framed doors, and a wood transom. In the central and west bays, there are tall, attenuated windows over one, double hung, wood windows with flat arches, and painted marble subsills. The rest of the windows, which shorten at each upper story, are two over two, wood, double hung with flat arches and wood sills. All of these openings have one over one, double hung, grey aluminum windows. The decorative wood cornice above has molded brackets, modillions and dentils. (Photo 2)

The west elevation, built of six course, painted, common bond brick is approximately eight bays long and three stories high in the main building, two stories high in the back building. There are windows in the back building only in the southernmost bay. They are all wood, double hung windows with wood subsills and soldier course brick lintels. They have varying light patterns as well as one over one, double hung, grey aluminum storm windows. The roof line simply has painted, metal covered brick coping and a short return of the facade cornice. The back building has two light, wood awning windows with wood sills, metal lintels, and metal screens in the basement level. The main stories have one over one double hung windows with wood sills, metal lintels, and grey aluminum storm windows. There is a corbeled brick coping at the roof line. (Photos 3,4)

The south elevation of the main building is also built of painted common bond brick with brick coping covered with metal. Only the third floor is exposed; it has windows in its east and west bays with wood, six over six, double hung windows having wood sills and metal lintels. (Photo 4)

The other two south elevation floors have the three bay wide, painted, common bond brick back building attached to them. The first story of this structure has a wood porch attached to it; there is a wood framed door and transom in the west bay and a small, square opening in the east bay. The second story has a window only in the eastern bay. It is a one over one, wood, double hung window with a metal lintel and wood sill. (Photo 4)

Name/address of Property: 1729 West Lombard Street

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DESCRIPTION OF PHYSICAL APPEARANCE

The building is remarkably well preserved, and except for removal of the original entrance way surround, replacement of the front door, and installation of storm windows, the rowhouse possesses its original appearance. Continued occupancy and maintenance has preserved the building fabric.

B-3877,

HISTORIC PRESERVATION CERTIFICATION APPLICATION--PART IName/Address of Property: 1729 West Lombard Street, Baltimore, MD 21223Name/Address of Owner: Union Square Associates13 S. Carrollton Ave., Baltimore, MD 21223 Telephone: (301)539-2552Prepared by: Barbara Hoff, Dalsemer, Catzen and Associates, Inc.121 Water Street, Baltimore, MD 21202 Telephone: (301)837-3691STATEMENT OF SIGNIFICANCE

1729 W. Lombard St. is significant to the Union Square Historic District for architectural and historical reasons. The Union Square District, a remarkably intact mid-late century residential and commercial neighborhood, is an excellent example of what American cities were like in the late 19th century. Recent urban renewal and preservation efforts are rehabilitating and conserving this historic character of the district.

The Union Square District originally was rural countryside containing the estates of wealthy Baltimoreans. Some development began along the Baltimore-Frederick Turnpike (opened in 1807), but construction really did not begin until two simultaneous events took place: creation of the Baltimore and Ohio Railroad terminal at Poppleton and Pratt Streets, and an enormous increase in foreign immigration into Baltimore. The railroad attracted other industries nearby such as Ross Winan's locomotive shops and the Bartlett-Lombard stove and architectural iron works company. The need to house these industrial workers and immigrants caused a housing boom in the eastern blocks of the district and nearby areas.

Hollins Market, established in 1835, supplied these residents with food and supplies. In 1847, the Donnell family, who owned most of the western acreage in the district, donated a block of land to the city for a park, and then developed the adjacent land as a real estate venture. At the same time, commercial development expanded along Baltimore Street and around the market.

In the 1870's, the majority of construction in the district took place in the midst of a city wide building boom which followed the Civil War. Although residential construction ended in the district, commercial construction and re-development continued on the still busy Baltimore Street. The general area thrived into the 1920's. At that point, the district experienced the usual urban dynamics which caused economic, social, and physical decline within the cities: important industries shrank or relocated such as the railroad yards and iron works factory, improved transportation and government housing programs enticed wealthier residents out of the area; poor Appalachian whites and Southern blacks were moving into the city, which encouraged even more of the existing population to depart.

Since the late 1960's, the greater Union Square area has been subject to public and private urban renewal efforts. The Union Square Association and the city restored the square and the market; part of the area was designated an historic district in 1970, then expanded in 1977 to its current boundaries. The city also designated various sections as urban renewal areas. Shop-steading -- an outgrowth of the Homesteading Program -- and private developers have contributed also to the revitalization of the district.



Name/address of Property: 1729 West Lombard StreetSTATEMENT OF SIGNIFICANCE

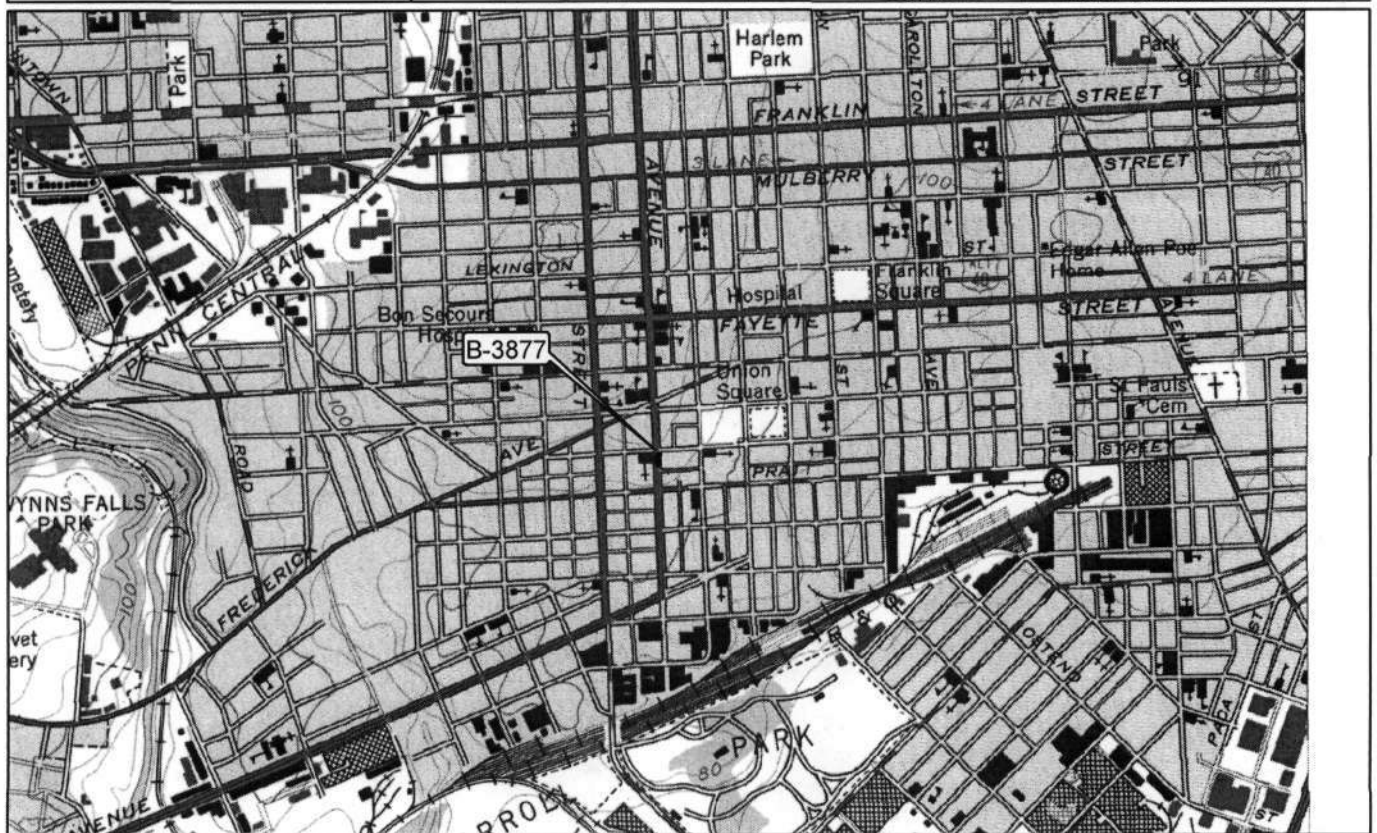
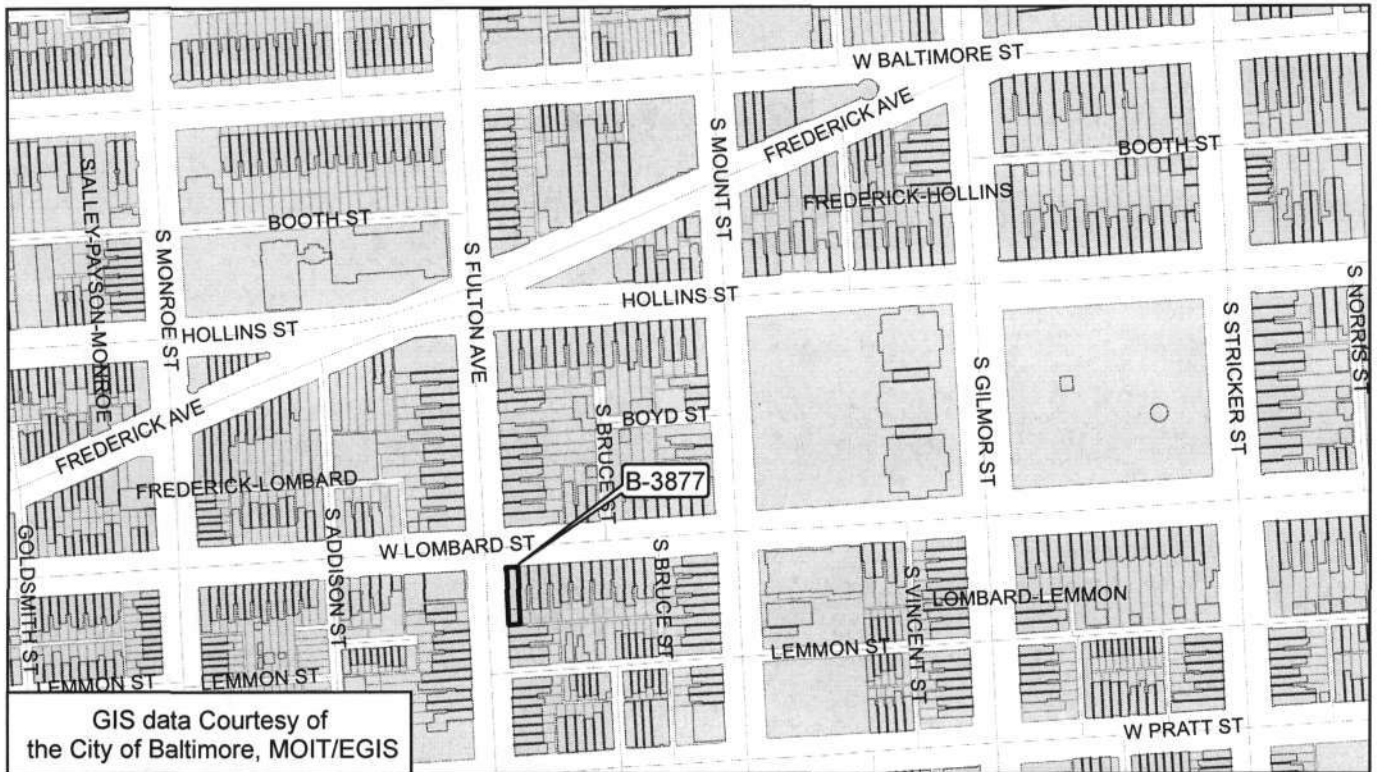
Within this context, 1729 W. Lombard St. is integral to the development of the neighborhood and contributes to the architectural character and continuity of the Union Square Historic District. The age of the building, its scale, proportions, original materials and details are all compatible with the adjacent structures and establish a unified, well-preserved streetscape.

1729 W. Lombard St. was originally part of a tract called "Bond's Pleasant Hills" owned by Philip Rogers, a very successful businessman who was elected to serve on numerous city commissions, and lived at "Greenwood", his estate in northeast Baltimore. In 1785 he leased part of his estate to Thorowgood Smith, a successful merchant, who built Willowbrook, a Palladian style estate house on the site of the present Steuart Hill Elementary school, just west of Union Square Park. Due to business problems, he had to sell this estate a year after its construction in 1799. John Donnell, the husband of Smith's niece and another wealthy merchant, purchased the house and the lease on the land at this time. He continued to add more of Rogers land to his holdings and to purchase other nearby land. In 1819 he merged all of the leases, extinguished the rent, and became the owner of 53 acres. He died in 1827, leaving his estate to his wife, who conveyed it to her sons in 1847. That same year she donated 3½ acres to the city for a park, now Union Square Park. John S. Donnell in 1851 bought all of the interest in the land from his two brothers, and in 1864 sold the house to the Catholic Church for the House of the Good Shepherd.

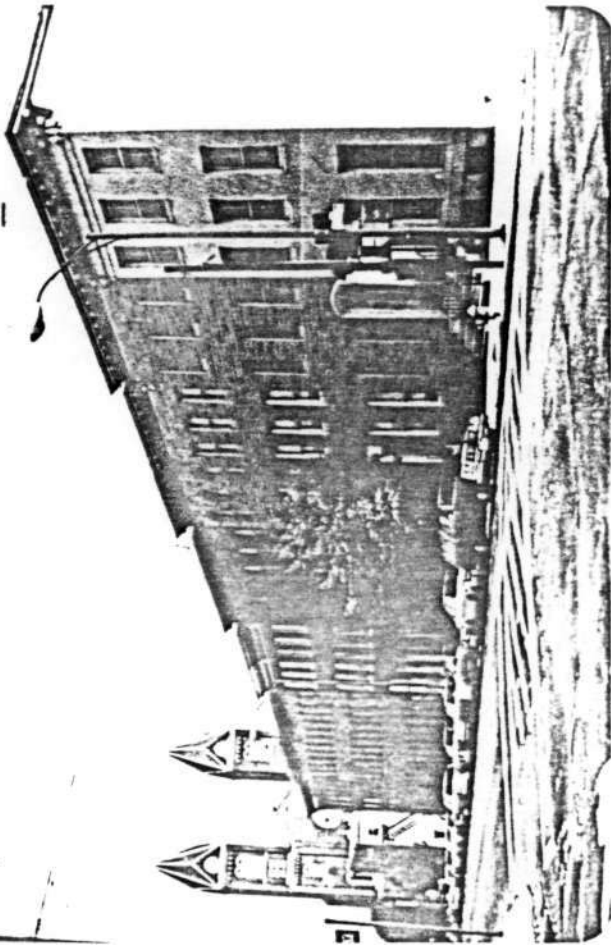
In 1871, Thomas T. Norris leased from the Donnells eleven lots located at 1709-1729 West Lombard Street between Mount Street and Fulton Avenue. Norris was probably the proprietor of Thomas Norris and Son, agricultural implements and seedsmen on West Pratt Street. He only held the land a year, after which he assigned the land to the Fox and Cone Company, dealers in real estate. This company was created in 1873 after the John Fox & Company, real estate dealers, merged with Joseph M. Cone and Company, roofers and plumbers. Fox and Cone developed many parcels of land in the area during a city wide building boom resulting from the passage of laws by the Maryland State Legislature which created new sources of mortgage money. The construction surge lasted from about 1870 to 1875, during which about 3,000 houses per year were built.

This row was built in the years 1872-1873. Like many district houses, 1729 was then bought by an investor who leased their property. The building has remained a residence since that time, although it was subdivided into apartments, probably early in the 20th century. The building underwent very few other alterations, which included removal of the original door surround, replacement of the door, and installation of storm windows. Changes such as these are typical of district buildings which owners continually altered to meet their individual needs and desires. Otherwise, the building retains its original appearance.

B-3877  
Undertaker  
1729 W. Lombard Street  
Block 0244, Lot 014  
Baltimore City  
Baltimore West Quad.



1729



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1729



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